

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Memphis**

State: **TN**

PJ's Total HOME Allocation Received: **\$87,406,906**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	8		
% of Funds Committed	90.32 %	91.63 %	6	92.07 %	32	36	
% of Funds Disbursed	80.69 %	85.27 %	7	84.14 %	31	27	
Leveraging Ratio for Rental Activities	1.45	1.58	3	4.79	7	20	
% of Completed Rental Disbursements to All Rental Commitments***	74.72 %	77.75 %	6	81.45 %	19	16	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.70 %	77.11 %	3	69.74 %	71	62	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.73 %	64.92 %	3	80.97 %	81	71	
% of 0-30% AMI Renters to All Renters***	66.78 %	45.58 %	2	45.50 %	93	84	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.41 %	70.47 %	6	95.55 %	31	26	
Overall Ranking:				In State:	2 / 8	Nationally:	42 47
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,312	\$14,175		\$26,831	572 Units	16.40 %	
Homebuyer Unit	\$11,215	\$12,710		\$15,029	1,727 Units	49.60 %	
Homeowner-Rehab Unit	\$24,447	\$24,925		\$20,806	782 Units	22.50 %	
TBRA Unit	\$9,869	\$9,772		\$3,228	400 Units	11.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Memphis TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$45,789	\$38,643	\$28,719
State:*	\$41,220	\$73,433	\$32,771
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	10.2	5.7	1.5	20.0	Single/Non-Elderly:	57.8	22.5	14.1	18.9
Black/African American:	89.4	90.5	98.2	80.0	Elderly:	17.6	34.2	63.0	2.1
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	14.8	27.5	15.7	37.4
American Indian/Alaska Native:	0.2	0.1	0.0	0.0	Related/Two Parent:	1.1	8.5	6.0	1.1
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	8.7	2.8	0.3	40.5
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	0.4	0.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	53.3	18.4	41.4	57.9	Section 8:	23.9	0.1 [#]		
2 Persons:	30.9	43.8	28.4	15.3	HOME TBRA:	9.1			
3 Persons:	9.4	18.1	14.3	14.7	Other:	29.3			
4 Persons:	2.4	9.5	6.9	7.9	No Assistance:	37.8			
5 Persons:	2.4	5.0	4.5	2.6					
6 Persons:	1.1	1.7	1.8	1.1					
7 Persons:	0.2	0.5	1.0	0.5					
8 or more Persons:	0.2	0.2	1.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				231

* The State average includes all local and the State PJs within that state

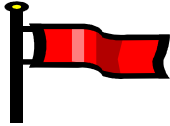
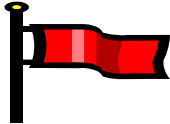
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Memphis State: TN Group Rank: 42
 (Percentile)
 State Rank: 2 / 8 PJs Overall Rank: 47
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	74.72	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	79.7	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.73	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	94.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	3.6	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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